



Project Description  
“Moose Hill Condominiums”  
at  
270 Moosehill Road  
Walpole, Massachusetts

The Moose Hill Condominiums is an 8 unit residential project. The project is proposed under a Comprehensive Permit in accordance with the provisions of G. L. c. 40B.

Existing Site Conditions:

The site is located at 270 Moose Hill Road in the Town of Walpole, Massachusetts. The property is comprised of two parcels as shown on Assessor Map 36, Parcels 64 and 65, (See Attached Map) totaling 50,487 square feet of land area. The property abuts Moosehill Road for 92.21 feet and is occupied with a single family dwelling.

The project site abuts “Alta Easterly” a 157 unit apartment community. The Alta Easterly was approved by the Town of Walpole, as a Comprehensive Permit, G.L.c.40B.

The property is located on the northeast side of the Town of Walpole in close proximity to the Town of Sharon. Moosehill Road extends from Providence Highway, (Route 1) between Coney Street to the North (exit 10 of Route 95) and High Plain Street (Route 27) to the south, which leads west to Downtown Walpole and east to neighboring Town of Sharon. The Town of Walpole is in Norfolk County, is located about 13 miles south of Downtown Boston and 23 miles north of Providence, Rhode Island. Much of the town is suburban residential, but there are numerous commercial properties set along the primary routes. There is an MBTA commuter rail stop in the downtown area, providing service to south station downtown Boston.

Site access to Providence Highway, Route 1 only allows vehicles to enter Moosehill Road from the South and exit to the north. Providence Highway is a two-way divided roadway that has two lanes in each direction of travel. Johnson Drive provides vehicle access from Moosehill Road to and from High Plain Street (Route 27).

The site is not located within any mapped environmentally sensitive areas. There are no DEP-mapped outstanding resource waters, public wells or public water supplies or any state designated Areas of Critical Concerns. In addition there are no vernal pools or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife. There are no wetland resource areas within one-hundred (100) feet of the project

locus and the project does lie within a Federally Designated Flood Hazard Area. (See attached Flood Hazard Map)

The site is located in close proximity to the following areas:

State Highways – US Route 1

Interstate Highways – I-95, I-93 and I-495

Commuter Rail Service – Walpole Center and Norwood Center

MBTA Bus Service – East Walpole Route via Washington Street

Town Hall and Walpole Central Business District

Educational and Recreational Facilities – Bird Middle School and Bird Park

Places of Employment:

There are many employment opportunities within a short driving distance to US Route 1, Interstate I-95, I-93 and I-495 which lead to major places of employment.

#### Project Proposal:

The Moose Hill Condominiums project consists of eight residential units in four (4) duplex style buildings. The units will be individually owned in a condominium setting.

The project will be accessed via Moosehill Road with a twenty (20) foot wide paved access drive. The proposed drive will extend approximately 350 feet from Moosehill Road providing access and egress to all units. The individual units will have two outdoor parking spaces and one garage space for a total of three parking spaces per unit.

The units will be serviced by the Town of Walpole water system. A proposed water main will extend from Moosehill Road to the end of the drive providing individual services to each dwelling unit.

The dwelling units will be serviced by common onsite sewage disposal systems. The proposal is that each building will have a separate onsite sewage disposal system.

The project storm water runoff will be managed onsite with underground infiltration systems. The soils in the area consist mainly of deep, well drained to excessively drained sands or gravel. These soils have a high infiltration rate, making them ideal conditions for onsite ground water recharge.